



## **MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Maxine Brown-Roberts, Case Manager  
Joel Lawson, Associate Director Development Review

**DATE:** March 24, 2023

**SUBJECT:** BZA Case 18465A – Modification of Significance: St Patrick’s Day School, Whitehaven Campus, 4700 Whitehaven Parkway, NW

### **I. RECOMMENDATION**

The Vestry of St. Patrick’s Parish, on behalf of the St. Patrick’s Episcopal Church and Day School (“St. Patrick’s” or “Applicant”), request a Modification of Significance pursuant to Subtitle Y § 704.7, to use the two houses it owns at 4751 Whitehaven Parkway, NW for administrative offices and 4753 Whitehaven Parkway, NW to house the school’s Director of Facilities.

The Office of Planning (OP) recommends **approval** of the requested Modification of Significance with the following condition, which is consistent with the application:

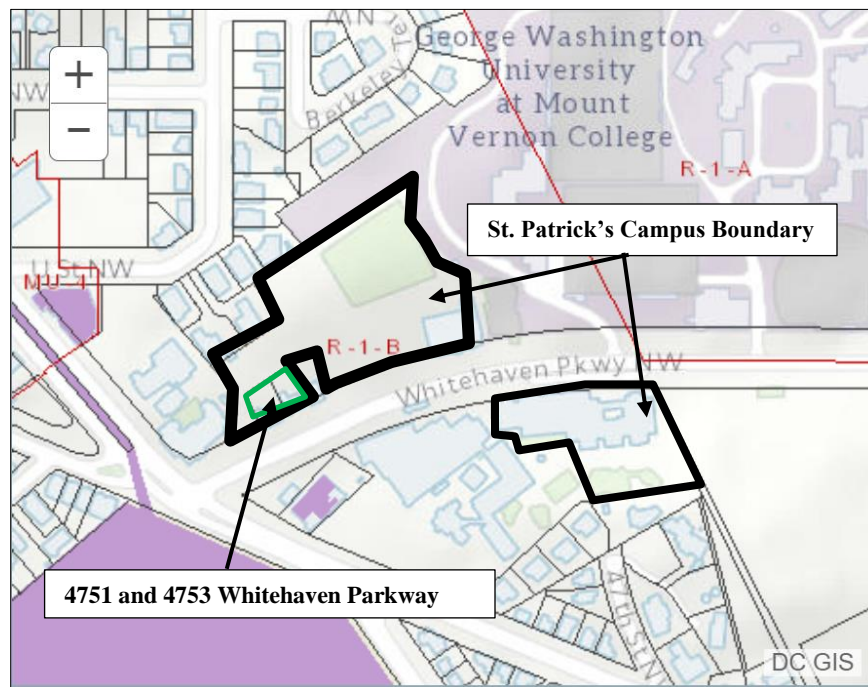
- The building at 4751 Whitehaven Parkway, NW (Square 1374, Lot 838) shall be converted internally for administrative offices and 4753 Whitehaven Parkway, NW (Square 1374, Lot 839) will be used as residence for the school’s Director of Facilities.

### **II. LOCATION AND SITE DESCRIPTION**

Address	4700 Whitehaven Parkway, NW
Legal Description of Campus	Square 1372, Lot 817; Square 1374, Lots 838, 839 <sup>1</sup> and 857
Ward/ANC	3/ANC-3D
Lot Characteristics	The school campus property is comprised of two irregularly shaped areas to the north and south of Whitehaven Parkway. Lots 838 and 839 are on the northern portion of the campus.
Zoning	R-1-B – intended for areas predominantly developed with detached houses on moderately sized lot. A private school use has been deemed compatible and is allowed by special exception.
Existing Development	Northern Parcel - The property is developed with the gymnasium/athletic building and two detached residential buildings. Southern Parcel – St. Patrick’s church and school.
Historic District	Not within a historic district.

<sup>1</sup> In BZA 18465 Lots 838 and 839 were not assigned to be used for school purposes.

Adjacent Properties	<p>Southern Parcel: To the east is undeveloped, US lands; to the south is a single-family, detached, residential community; and to the west is the Lab School.</p> <p>Northern Parcel: To the east and north is the George Washington University Mt. Vernon Campus; to the northwest is the single-family, detached, residential community; and to the west is Our Lady of Victory church.</p>
Surrounding Neighborhood Character	The area surrounding the school is mixture of single family detached residences and institutional uses.



### III. BACKGROUND

The St. Patrick’s Whitehaven campus has been the subject of multiple Board of Zoning Adjustment (BZA) approvals as shown on Appendix 1.

### IV. DESCRIPTION OF MODIFICATION

The Applicant requests a Modification of Significance, pursuant to Subtitle Y § 704.7, to use the houses it owns at 4751 Whitehaven Parkway (Square 1374, Lot 838) for administrative offices and 4753 Whitehaven Parkway (Square 1374, Lot 839) to house the School’s Director of Facilities. Prior to the COVID-19 pandemic, both houses were rented to individuals/families. However, with the impact of COVID-19, it was necessary to have the Facilities Director on campus and there was also the need for additional office space to house the Development Office.

## V. ANALYSIS

The St. Patrick’s school operates subject to the requirements of Subtitle U § 203.1(m), private school, and under a number of BZA Orders with conditions. In BZA 18465, both lots and houses were identified as being within the campus boundary but were not identified for school use. Subtitle U § 203.1(m) requires that the following of a private school:

- (m) *Private schools and residences for teachers and staff of a private school, but not including a trade school, subject to the following conditions:*
  - (1) *Shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions;*

### Noise

The house at 4751 Whitehaven Parkway would be converted internally to house administrative offices for seven administrative employees, the house at 4753 Whitehaven Parkway would be the home of the school’s Director of Facilities. The proposed uses should not generate noise to disrupt adjacent residences as there would be no classes or student functions at either location. The single-family residences to the northwest of the houses would be separated by significant rear yards with large trees, which would reduce any potential noise impacts from these uses. There are also other institutional uses along the block.

### Traffic

St. Patrick’s currently operates under a Carpool Initiative which was suspended for Covid with reduced number of students and staff coming to campus. However, the traffic counts for the seven employees are already accounted for and should not impact traffic patterns along Whitehaven Parkway.

### Students

The proposal would be related to seven administrative employees and the school’s Director of Facilities who are already accounted for in the schools approved staff cap. The proposal would not result in an increase in the number of students.

- (2) *Ample parking space, but not less than that required by this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile; and*

In BZA 18465, it was found that the 62 spaces which are provided in the garage located at the adjacent Gymnasium and Performance Center and an additional 30 spaces adjacent to the church was adequate to serve the parking need of the approved faculty and staff. These administrative staff persons have already been included in the staff cap and since there would be no increase, no additional spaces are required or necessary.

- (3) *After hearing all evidence, the Board of Zoning Adjustment may require additional parking to that required by this title;*

OP does not recommend any additional parking.

### **General Special Exception Requirements of Subtitle X § 901.2**

*Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?*

The house at 4753 Whitehaven Parkway would be a residential use as prescribed for the R-1-B zone. Administrative offices and housing are permitted as part of a school campus and are deemed appropriate for the residential district. Subtitle U § 203.1(m) prescribes conditions under which the school operates and along with the conditions of operation in BZA 18465 school use. Therefore, the proposal would in harmony with the intent and purpose of Zoning Regulations.

*Would the proposal appear to tend to affect adversely, the use of neighboring property?*

As noted above, the proposed modification to have residential use and administrative offices on the subject properties should not affect the use of adjacent properties due to noise, traffic, students and parking. The number of students for the school would not increase and the properties would not be used by students. The staff at these locations are already included in the staff cap for the school. The uses are compatible with the adjacent neighboring uses and should therefore not adversely the use of the neighboring properties.

### **VI. OTHER DISTRICT AGENCIES**

The District Department of Transportation (DDOT) submitted a report at Exhibit 25 with the condition that the Applicant implements Conditions 14 to 17 of BZA Order 18465. The Applicant at Exhibit 35 stipulates that the conditions have been implemented.

### **VII. ADVISORY NEIGHBORHOOD COMMISSION**

The school is within ANC-3D. At the time of this report the ANC has not submitted a recommendation. The Applicant states that the application will be review at the ANC’s April meeting.

### **VIII. COMMUNITY COMMENTS TO DATE**

At the time of this report, no community comments have been submitted to the record.

### **ATTACHMENTS**

Attachment 1 – Campus Plan History

### **ATTACHMENT I- Campus Plan History**

<b>YEAR</b>	<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>BZA DECISION</b>
March 6, 1975	BZA 11307	SE for the establishment of a school for 280 preschool and elementary school students and 29 teachers at 4759 Reservoir Rd.	Approved with conditions
February 19, 1976	BZA 11933	SE for modification to the building for the establishment of pre-school and elementary school at 4759 Reservoir Rd.	Approved with condition
December 28, 1983	BZA 14009	SE for an addition to the school; cap of 280 elementary students and 110 for a child development center; a cap of 48 faculty and staff; required parking on Square 1374, part of Lot 847	Approved with conditions
February 11, 1991	BZA 15347	SE addition and alteration to the existing church and school and to increase the number for students from 390 to 440; increase staff from 51 to 60	Approved with conditions
December 28, 1999	BZA 16517	SE to add new 1-story athletic building with gym on Square 1374, Lot 5; to renovate an existing classroom at Square 1372, Lot 817.	Approved with conditions
October 7, 2004	BZA 17081	SE for modification to staff cap of 60 to 105 total faculty and staff.	Approved with conditions
March 9, 2009	BZA 17883	SE to expand the campus in Square 1374 by adding Lots 854 and 855 for outdoor physical education and science program space (no new structures)	Approved
December 12, 2012	BZA 18465	SE to increase the number of private school and child development center students from 440 to 485.	Approved with conditions